

4 June 2025

TfNSW Reference: SYD25/00619/01
DPHI Reference: SSD 84962709



Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Liam Frayne

**ADVICE ON SEARS – RESIDENTIAL FLAT BUILDING/AFFORDABLE HOUSING
3B-11 LOFTUS, 1-5 BURTON STREET, 10-12 GIPPS STREET, CONCORD**

Dear Ms. Fishburn,

Thank you for providing Transport for New South Wales (**TfNSW**) an opportunity to comment on the request for Secretary's Environmental Assessment Requirements (**SEARs**) for the proposed residential flat building and affordable housing at 3B-11 Loftus Street, 1-5 Burton Street, 10-12 Gipps Street, Concord.

TfNSW has reviewed the submitted SEARs scoping report and recommends that the following matters be included in the Transport and Accessibility section of the environmental assessment in **TAB A**.

Should you have any further inquiries in relation to this matter, please do not hesitate to contact Brett Morrison, Land Use Planner, by email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning, Planning Integration and Passenger Division

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TAB A – TfNSW suggested inclusions

- A comprehensive transport impact assessment detailing the expected trips generation of the proposed development and the impact that this will have on the surrounding road network (trip generation inclusive of trips by pedestrians, cyclists, and vehicles)
- It is to detail the existing and proposed parking conditions and the suitability of parking and loading arrangements for the development.
- Daily and peak traffic movements likely to be generated by the proposed development during construction and operation, including a description of heavy vehicle types, haul route origins and destinations.
- Details of the impact of trips generated by the development to nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity and the need/associated funding for upgrades or road improvement works.
- Details of light and heavy vehicle movements during construction and operation, including description of heavy vehicle types and haul route origins and destinations.
- Details of the proposed site access and the parking provisions associated with the proposed development, including compliance with Austroads and Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc.). The proponent must demonstrate that the site plan, site access and surrounding road network can accommodate the largest vehicles entering, exiting, and manoeuvring throughout the site, with consideration to other development access points in the vicinity.
- Daily inbound and outbound traffic profiles by time of day and day of week classified by vehicle type.
- The Traffic Management Plan should include managing the number of vehicles likely to be generated during construction and operation, awaiting loading, unloading, or servicing that can be accommodated on the site to avoid queuing in the surrounding road network. This is to demonstrate how internal and external traffic can be managed in conjunction with existing traffic on site.
- A detailed site layout to demonstrate that the site will sufficiently accommodate the most productive parking arrangement on site for the various vehicle types in accordance with the relevant Australian Standard and Council's Development Control Plan.
- Measures to integrate the development with the existing/future public transport network.
- Details of travel demand management measures to minimise the impact on general traffic, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace travel Plan) and facilities to increase the non-car mode share for travel to and from the site.